			8-X
	PETITION FOR SPEC	CIAL EXCEPTION 88-28	Hai
	THE TONING COMMISSIONER OF BALTIMORE	COONTE:	Hei
de	The undersigned, legal owner(s) of the proper scribed in the description and plat attached heretoscribed in the description.	ty situate in Baltimore County and whi o and made a part hereof, hereby petition g Regulations of Baltimore County, to us	
he	rein described property fc _s_Class_B_Office_	Building in a Residence at 1979	
_Z	one in accordance with B.C.Z.R. Section 2	03.3	26
			Er Dr 3rd
	Property is to be posted and advertised as pres	cribed by Zoning Regulations.	DATE 4-28-1
	Property is to be posted and advertised as pres 1, or we, agree to pay expenses of above Special f this petition, and further agge to and are to be f Baltimore County adopted pursuant to the Zonin	Exception advertising, posting, etc., upon	rictions Br
0	[Baltimore County adopted Parson	I/We do solemnly declare and under the penalties of perjury, the are the legal owner(s) of the p which is the subject of this Petition	roperly n. N-42,375
•		Legal Owner(s):	W-44,180
(Contract Purchaser:		
•	(Type or Print Name)	Garden K- Waden	Ac 1
	Signature	Signature Laverne R. Harden	
	Acdress	Lavone R. Harden	
	City and State	Signature N. Manual	
ر	Attorney for Petitioner:	Greenspring Professional Buildi 10025 Reisterstown Road, P. O.	ng Box 345
3	Robert W. Cannon, Esquire	Address	, 110. 301 3271
Inc.	Calolas, Canno	Owings_MillsMaryland_21117 City and State	
de la	Signature 100 South Charles Street, 14th Floor Address	Name, address and phone number of legal of tract purchaser or representative to be co	owner, con- ntacted
TOP!	Baltimore, Maryland 21201	Name	gegges and principles
	City and State Attorney's Telephone No.:		one No.
N N	The Zoning Commissioner of	Baltimore County, this	day
	/// # #7 <i>/////</i> 14 LIME W	.u,	-31
	of	y, in two newspapers of general circulations of that the public hearing be had before	the Zoning
	out Baltimore County, that property be posted, a Commissioner of Baltimore County in Room 1	06, County Office Building in Towson,	Baltimore 2 steleck
	County, on the day of	18, 18, 18	л Э
	<u></u>	J. Robert for	unes.
		Zoning Commissioner of Baltim	ore County.
		-	
	2.C.O.—No. 1	(over)	
i [#]			
	, March 7,	1988	
	Robert W. Cannon, Esquire		
	100 S. Chirles Street, 14th Floor Baltimore, Maryland 21201		
	RE: Petition for Special Exception NE/corner of Reisterstown Road and		
	(10025 Reisterstown Road) 3rd Election District; 3rd Councils Gordon K. Harden, Sr., et ux - Pet	manic District	
	Case No. 38-288-X		
	Dear Mr. Cannon:	an mandamed do the chart of the	4.000
	The Petition for Special Exception has tions noted in the attached Order.	on rendered in the above-reference teen Granted, subject to the r	
	In the event the decision render be advised that any party may file an For further information on filing an approximation of filing approximation approxima		oppeals.
		Very truly yours,	
		Q Robert Haines	

J. ROBERT HAINES

Zoning Commissioner

of Baltimore County

88-288-X

. FINDINGS OF FACT AND CONCLUSIONS OF LAW The Petitioners herein request a special exception for a Class B office building in an R.O. zone, as more particularly described in Petitioner's Exhibit The Petitioners, by Gordon K. Farden, Sr., appeared, testified and was represented by Counsel. Also appearing on behalf of the Petition were Gordon K. Harden, Jr. and Wanda Nesbitt. There were no Protestants. Testimony indicated that the subject property, located at the intersection of Reisterstown Road and St. Thomas Lane, is split zoned B.L. and R.O. and is improved with an existing one-story office building. The Petitioner proposes constructing an approximately 1,500 sq.ft. addition to the existing building, 546 sq.ft. of which would be located in the B.L. portion of the property and 1,050 sq.ft. would be located in the R.O., zone. (See Petitioner's Exhibit 1). The existing building is located entirely within the B.L. zone. The proposed addition will be an integrated extension of the existing building and will also be used for office space. Petitioner's Counsel testified that the request for the special exception was necessitated by a technical error committed during the 1976 Comprehensive Zoning Map process and resulted in the existing aberrational zoning patterA. Most of the subject property, or 0.847 acres, is located in the B.L. zone; however, a narrow, rectangular portion of approximately 0.101 acres in the rear of the property is zoned R.O. The property immediately adjacent to the BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. J. Robert Haines TO Zoning Commissioner Date January 14, 198/ P. David Fields FROM Director of Planning and Zoning SUBJECT Zoning Petition No. 88-288-X onto differ millione FEB TO 1928 instan, Histylano Qihi to Burning govidancy . This office is not opposed to the granting of the subject request; however, the petitioner must comply with the Division of Current Planning and Development's comments. TAIL MY . Hairway . to Division of Correct them the and Development has the . . brest perition who is the to following comments. Int. it strengt patenting arm applicable Fire and and an analysis of the Proposition of the Land Commence State of the Director isse. the second flavour in the property was held and t o will be tormer. The iso story of Public torized an Co. Tithis strongs by the term temper, bracky therefore the ex-PDF:JGH:dme Tag same and the the tag place wast to Attachment 4500 Slat 化二甲醇 经保险 医乳腺素 医大手工作 化二甲基 The Art Fill Control of the Control THE MELLOWS THE HE cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel

IN RE: PETITION FOR STECIAL EXCEPTION *

(10025 Reisterstown Road) 3rd Election District

3rd Councilmanic District

Gordon K. Harden, Sr., et ux

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 88-288-X

and St. Thomas Lane

subject property to the southeast and northeast border is zoned R.O. The property to the northwest across St. Thomas Lane on the same side of Reisterstown Road is zoned B.L. Petitioner's counsel explained that investigation of past zoning files indicates that during the 1976 mapping process, rezoning of the subject property from R.O. to B.L. was granted; however, because the rezoning was measured from the centerline of Reisterstown Road rather than the right-ofway line (property line), the 0.101 acre strip in the rear of the property retained its prior R.O. zoning. Petitioner's counsel confirmed that the Petitioner has filed a Request for Change of the R.O. portion of the subject property from R.O. to B.L. in connection with the 1988 Comprehensive Zoning Map process.

The Petitioner seeks relief from Section 203.3. pursuant to enction 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.).

It is clear that the B.C.Z.R. permit the use requested by the Petitioner in an R.O. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed We would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circ mstances do not show that the proposed use at the particular location described by Petitioner's Exhibit I would have any adverse impact above and beyond that inherently associated 6 3 5 with such a special exception use, irrespective of its location within the zone. In general, "[t]he special exception use is a part of the comprehensive zoning plan sharing the presumption that, as such, it is in the interest of the general welfare, and therefore, valid. " Schultz v. Pritts, 432 A.2d 1319 (1981).

What must be considered in light of the above is how the subject property could be used, either by right or by special exception. The proposed addition for expansion of the existing office use would be permitted as a matter of right if located entirely in the B.L. portion of the subject property. The 0.101 acre R.O. strip, which is the subject of the requested special exception, is surrounded by H.O. and B.L. zones. It is clear that the proposed expansion of office use would create no more of a problem in this location than in any R.O. zoned site in the County. An analysis of the effect of the proposed use on the nearby area leads to the conclusion that with the restrictions added hereafter, the proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the subject property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

In accordance with the State Highway Administration's October 23, 1987 Tetter comment, Petitioner has submitted a revised site plan, identified as Peitioner's Exhibit A, showing an ultimate proposed 100' right-of-way to be meaured from the centerline of Reisterstown Road. In addition, the Director of lanning and Zoning has withdrawn his Department's comments dated January 14, 1988, and subsequently revised comments dated February 8, 1988 in light of Petithener's two County Review Group waivers, identified herein as Petitioner's Exhibits B-1 through B-4.

Pursuant to the advertisement, posting of the property, and public hearof & ing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted with certain restrictions as more fully described below.

GREENSTRING PROFESSIONAL CENTER Property Description

September 25, 1987

Beginning for the same at a point on the northeast right-of-way line of Reisterstown Road (Maryland Route 140) at the intersection of the of Reisterstown Road (Maryland Route 140) at the intersection of the southeast right-of-way line of Saint Thomas Lane, thence leaving said point of beginning and running with and binding on the southeast right-of-way line of Saint Thomas Lane 1.) North 46 degrees 30 minutes West, 150 feet; thence leaving said southeast right-of-way line and running the following two courses and distances, viz: 2.) South 41 degrees 20 minutes East, 200 feet; and 3.) South 46 degrees 30 minutes West, 150 feet to intersect the northeast right-of-way line of Reisterstown Road; thence running with and binding on the said northeast right-of-way line 4.) North with and binding on the said northeast right-of-way line 4.) North 41 degrees 20 minutes West, 200 feet to the point of beginning.

Containing 0.759 acres more or less and lying in the third election district of Baltimore County, Maryland.

CERTIFICATE OF PUBLICATION

NOTICE OF HEALING The Zuning Communication of Baltimure County, by authority of the Zuning Act and Regulations of Baltimure County, will hold a public Jan. 14 10 88

town Road 3rd Election Du trict — 3rd Councilmer' District Petitik zus. Gon son K. Herden, Sr. DATE/TIME February 2, 1988 at 2:00 P.M. Special Exception — Class B Office Building in a Residential-Office (R-C) Zone in accordance with B.C.Z.R. § 203.3.

TOWSON, MD. Jan. 14, 10 58 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

THE JEFFERSONIAN,

Gusan Soudie Odriett

Publisher

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of March, 1988 that the herein described property be approved for a Class B office building in a R.O. zone, in accordance with Petitioner's Exhibit 1, and as such, the Petition for Special Exception is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) The Cetitioner shall, in good faith, diligently prosecute his Request for Change of Zoning of the R.O. portion of the subject property from R.O. to B.L. during the 1988 Comprehensive Zoning Map process.

31 The proposed addition shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition, prior to occupancy in accordance with the Baltimore County Fire Department's October 27, 1987 comment letter.

> Zoning Cormissioner of Baltimore County

Comnect.

CPS-OOR

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. J. Rohert Haines TO Zoning Commissioner P. David Fields FROM Director of Planning and Zoning SUBJECT Zoning Petition . 88-288-X This office is not opposed to the granting of the subject request; however, the petitioner must comply with the Division of Current Planning and Development's comments. Division of Current Planning and Development has neviewed position and of case the following Expension of the transfer of the following Expension of the fol Comneul. Contract to the second e de la constant PETITIONER'S EXHIBIT B-1

General Information and Requirements for Submittals J CUPIES OF ALL INFORMATION Hame of development and location Graenspring Professional Center Reisterstown Road at Saint Thomas Lane Owner(a) name Gordon K, Harden, Sr. . Owner(s) address and phone namber P. O. Box 345, Owings Hills, MD 2111; 8. Site plan at appropriate scale and vicinity sheten 2 COPIES SACH 9. 1982 500° scale merial photograph with subject site outlined and road network identified Lot line adjustment, including the combination of lots or parcels. The subdivision of property pursuant to court order, s will, or the laws of intestate development.
The subdivision of land in an approved agricultural land preservation district for the subdivision of land in an approved agricultural land preservation district for the surpose of the conveyance of lotis to the owner or his children pursuant to the surpose of the conveyance of lotis to the Annotated Code of Haryland.
Title 2, Subtitle 5 of the Agricultura Article of the Annotated Code of Haryland. Title 2, Subtitle 3 of the agriculture article of the annotated code of maryland.

The subdivision of a farm tract into two lots.

The subdivision of land in an R.C. sene if no new roads are required.

The subdivision of land into three or few we lots for residential single-family dwellings.

A commercial development of land involving only one building for a single use.

An industrial development of land involving only one building for a single use. A minor development.
The construction of public buildings. The construction of accessory atructures.
Any proposed development, if the Director finds that compliance with these regulations any proposed development, if the Director finds that compliance with these regulations any proposed development, if the Director finds that compliance with these regulations any proposed development, if the Director finds that compliance with these regulations any proposed development, if the Director finds that compliance with these regulations any proposed development, if the Director finds that compliance with these regulations any proposed development, if the Director finds that compliance with these regulations and proposed development, if the Director finds that compliance with these regulations are proposed development. III. Nature of Walvers Waiver of Standard(s), specify which standard(s) is being requested to be waived BIGNEDS JULITICAL C. G. CIBER 11/20/80 Saltimore County Planning Soard PETITIONER'S EXHIBIT B-4

imore County Office of Planning and Zoning Rece 105 County Office Building General Enformation and Requirements for Submittals . 3 COPIES OF ALL INFORMATION Reisterstown Road at Saint Thomas Lane 2. Omertal nese Gordon K. Harden, Sr. 3. Ownertal address and phone number P. O. Box 345. Owings Mills. MD 21117 561-5297 Applicant's address and stone number_ 6. Liber/folio 3465/036 7. Tax Account susber 0308006690 8. Site plan at appropriate scale and vicinity sketch ' 1 COPIES EACH Reason for Waiver Request: Check Appropriate Reasons Lot line adjustment, including the combination of lots or parcels. The subdivision of property pursuant to court order, a will, or the laws of intestate development.

The subdivision of land in an approved agricultural land preservation district for the purpose of the conveyance of letial to the owner or his children pursuant to Title 2, Subtitle 3 of the Agriculture Article of the Annotated Code of Haryland. Title X, austicle y or the agriculture article or the amounted code of naryland.

The subdivision of land in an R.C. some if no new roads are required.

The subdivision of land into three or fover lots for residential single-family dwell?

A conserval development of land involving only one building for a single use.

As industrial development of land involving only one building for a single use. A minor development.
The construction of public buildings. The construction of accessory structures.

The construction of accessory structures.

Any proposed development, if the Director finds that compliance with these regulations would cause unnecessary hardship. ATTACH STATEMENT SPECIFYING NATURE OF MARDSHIP. III. Mature of Waivers Halver of Plan (CRG) Waiver of Plas
Waiver of Standard(s), specify which standard(s) is being requested to be waived
and reasons Council Bill 56-82 herause proposed addition
will generate less than 20 additional trips per day. PETITIONER'S EXHIBIT B-2

BALTIMORE COUNTY AND ZONING TOWNSON, MARYLAND 21204 DIRECTOR

Gordon 8. Harden, Sr. P.O. Box 345 Owings Hills, MD 21117

> RE: GREENSPRING PROFESSIONAL CENTER Reisterstown Road at St. Thomas Lane W-86-214

We have reviewed your waiver application for the above property and have determined that a waiver for the Plan would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore granted. This development shall comply with all other applicable laws, rules and regulations of Baltimore County (Section 22-51).

Should you have any questions, please contact David Fields, Acting Chief of the Current Planning Division, at 494-3335.

₩EG:bjs

CC: David Fields, Acting Chief James A. Markle Edward A. McDonough CRG File

PFTITIONER'S EXHIBIT B-3

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER NE Corner Reisterstown Rd. & OF BALTIMORE COUNTY St. Thomas La. (10025 Reisterstown Rd.), 3rd District Case No. 88-288-X GORDON K. HARDEN, SR.,

Petitioner

final Order.

:::::: ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 18th day of December, 1987, a copy of the foregoing Entry of Appearance was mailed to Robert W. Cannon, Esquire, 100 S. Charles St., 14th Floor, Baltimore, MD 21201, Attorney for Fetitioner.

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

Robert W. Cannon, Esq. 100 South Charles St., 14th Floor Baltimore, Maryland 21201

Case number: 83-288-X NE/Cor of Reinterstown Road and St. Thomas Lane (10025 Reisterstown Road) 3rd Election District - 3rd Councilmonic District Petitioner - Gordon K. Herden, Sr.

Dear Mr. Cannant

Please be advised that \(\frac{975.78}{15.00} \) is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION M'SCELL ANEOUS CASH RECEIPT

1.01-618 CCO ltimore County

AMOUNT \$ 75 77

ALIDATION OR SIGNATURE OF CASHIER



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

NOTICE OF HEARING

Case number: 88-288-X NE/Cor of Reisterstown Road and St. Thomas Lane (10025 Reisterstown Road) 3rd Election District - 3rd Councilmanic District -Petitioner - Gordon K. Harden, Sr. DATE/TIME: Turaday, February 2, 1988 at 2:00 p.m.

Special Exception - Class B Office Building in a Residential-Office (R-O) Zone in accordance with B.C.Z.R. § 203.3.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will. however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

	Process of the state of the sta	··
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 41679	. ROBERT HAINES oning Commissioner of altimore County
1 10 - 1 87ACCOUNT_	100-615	<u>-</u>
PROME	Alen Kun	. -
FOR Ipared Exception		
VALIDATION OR SIGNAT	UPE OF CASHIER	anne reger reger anne

CERTIFICATE OF POSTING FONING DEPARTMENT OF BALTIMORE COUNTY

FF-288.X

District 3rd Posted for: Spring Cx Cyplica Posted for: Andre K Harden M. Location of property: NE / Carrier of Resolution and And And Atlanta Constant of Resolution Real Constant of Resolution Real Constant of Resolution Real Constant of Resolutions At Thomas Jane Remarks: Posted by J July Superiore Date of Posting Date	•		
Posted for: Ander K Harden A. Politioner: Ander K Harden A. Location of property: NE / Carrier of Resolution And And At Normal Jane (1903 - Rinterstown Road) Location of Signs: No. / Corners of Resolution. Road Carl At Thomas Jane	man 3rd	Dete	of Posting 1-14-88
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Signature	Signature		
Number of Signe:	Musham of Signes		
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88-268-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this

Petitioner Corson K. Rarden, Sr. Petitioner's

Received by: James E. Dyer Chairman, Zoning Plans Advisory Committee

The second secon

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500 October 27, 1987 Paul H. Reincke Chief J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204 Re: Property Owner: Gordon K. Harden, Sr., et ux Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. 2. A second means of vehicle access is required for the site.) 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department. 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy. () 6. Site plans are approved, as drawn.) 7. The Fire Prevention Bureau has no comments at this time.

TELECOPIERS

(301) 332-8862

(30i) 332-8863

FILE NUMBER

23400.3

Department of Traffig Engineering

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Toning Administration

State Roads Commission

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Robert W. Cannon, Esquire 100 South Charles Street, 14th Floor Baltimore, Maryland 21201

> RE: Item No. 132 - Case No. 88-288-X Petitioner: Gordon K. Harden, Sr., et ux letition for Special Exception

Dear Mr. Cannon:

The Zoning Plans Advisory Committee has reviewed the plans submit-ted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

JAMES E. DYER

Zoning Plans Advisory Committee

Enclosures

JED:kkb

cc: William F. Kirwin, Inc. 28 E. Susquehanna Avenue Towson, Maryland 21204



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor Hal Kassoff

October 23, 1987

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204 Attn: Mr. James Dyer Re: ZAC Meeting of Oct. 20, 1987 Property Owner: Gordon K. Harden, Location: NE Corner Relaterstown Road, Route 140 and St. Thomas Lane Sr., et ux Existing Zoning: B.L. and R.O.
Proposed Zoning: Special Exception
for a class B office building in an Area: .759 acres District: 3rd Election District

Dear Mr. Haines:

On review of the submittal of October 23, 1986, the State Highway Administration - Bureau of Engineering Access Permits finds the concept generally acceptable, however, the site plan must be revised to show an ultimate 100' right of way (50' half section) to be measured from the centerline of MD. Route 140 of MD. Route 140.

It is requested that the site plan be revised prior to a hearing date being set.

If you have any questions, please contact Larry Brocato at 333-1350.

Creston J. Mills, Jr. Acting Chief Bureau of Engineering Access Permits

LB:maw

Attachment cc: Mr. J. Ogle

My telephone number is (301) 333-1350

Teletypewriter for impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 C.C. Metro - 1-800-492-5052 Statewide Toli Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204

Department of Public Works

Baltimore County

November 10, 1987

Dear Zoning Commissioners

Zoning Commissioner County Office Building Towson, Meryland 21204

The Bureau of Traffic Engineering has no comments for items number 130, 131, 132, 133, 134, 135, 136, 137, and 139,

Very truly yours.

Michael S. Flanigan Traffic Engineer Associate II

7 Fish

WEINBERG AND GREEN ATTORNEYS AT LAW 100 SOUTH CHARLES STREET

BALTIMORE, MARYLAND 21201 BALTIMORE: (301) 332-8600 WASHINGTON AREA: 470-7400

February 16, 1988 WRITER'S DIRECT DIAL NUMBER

J. Robert Haines, Esquire Zoning Commissioner of Baltimore

County Office Building, Room 109 111 West Chesapeake Avenue Towson, Maryland 21204 Re: Petition for Special Exception Gordon K. Harden, Sr. and Laverne R. Harden,

Petitioners Case No. 88-288-X

Commissioner Haines:

(301) ,332-8787

In accordance with your request upon the conclusion of the Tuesday, February 2, 1988 hearing, I am enclosing a draft Order for your consideration in connection with the captioned Petition for Special Exception.

I am also enclosing the following documents: (i) a revised site plan (identified as "Petitioner's Exhibit A") showing the proposed 100' right of way for Reisterstown Road in accordance with State Highway Administration's October 23, 1987 letter comment; and (ii) a copy of Mr. P. David Fields's January 14, 1988 comment concerning CRG with a handwritten note from Mr. Hoswell dated February 8, 1988 withdrawing the CRG comment together with copies of the two CRG waivers (W-87-138 and W-86-214) previously obtained by the Petitioner (these documents are referred to in the enclosed Order as "Petitioner's Exhibit B-1 through B-4").

I have attempted to incorporate the necessary restrictions and qualifications in the proposed Order, however, I would appreciate the opportunity to discuss any specific questions or comments you may have.

WEINBERG AND GREEN

J. Robert Haines, Esquire February 16, 1988

Please do not hesitate to call me (332-8787) after you have had an opportunity to review the enclosed documents.

> Very truly yours, Steven C. Hilsee

265/csg

Enclosures cc: Mr. Gordon K. Harden, Sr. Robert W. Cannon, Esquire

745:07/02/88

RE: PETITION FOR SPECIAL EXCEPTION

NE Corner of Reisterstown Road (Route 140) and St. Thomas Lane

GORDON K. HARDEN, SR. LAVERNE R. HARDEN Petitioners

BEFORF THE ZONING COMMISSIONER

BALTIMORE COUNTY

Case No. 88-288-X

WITHURAWAL AND ENTRY OF APPEARANCE

Please withdraw the appearance of Robert W. Cannon, Esquire as attorney for Petitioners and enter the appearance of Steven C. Hilsee, Esquire on behalf of Gordon K. Harden, Sr. and Laverne R. Harden, Petitioners.

> Robert W. Cannon SCII 100 South Charles Street Baltimore, Maryland 21201 Telephone: (301) 332-8816

Steven C. Hilsee 100 South Charles Street Baltimore, Maryland 21201 Telephone: (301) 332-8787

Attorney for Petitioners

245:02/02/8-

CERTIFICATION OF SERVICE

I HER BY CERTIFY that on this 2nd day of February, 1988, a copy of the foregoing Withdrawal and Entry of Appearance was hand delivered to the office of the People's Counsel for Baltimore County, Room 223, Court House, Towson, Maryland 21204

Steven C. Hilsee



ATTORNEYS AT LAW
SOUTH CHARLES STREET

IOQ SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201

ZONING OFFICE

BALTIMORE: (301) 338-8600 WASHINGTON AREA: 470-7400 WRITER'S DIRECT DIAL NUMBER

F.bruary 3, 1988

FILE PUMBE

(301) 332-8787

23400.3

Mr. P. David Fields
Director of Planning and Zoning
New Courts Building
401 Bosley Avenue, Room 406
Towson, Maryland 21204

Re: Gordon K. Harden, Sr.
Zoning Petition for Special Exception
Zoning Case No. 88-288-X

Dear Mr. Fields:

In accordance with our telephone conversation today, I am enclosing the following documents for your review in connection with the captioned Zoning Petition for Special Exception:

1. January 14, 1987 [1988] Inter-Office Correspondence from P. David Fields, Director of Planning and Zoning to J. Robert Haines, Zoning Commissioner, with attached comments from February 2, 1988 Zoning Advisory Committee meeting;

2. CRG Waiver (W-87-138), signed by Mr. Norman E. Gerber on May 21, 1987; and

3. CRG Wavier (W-86-214), signed by Mr. Norman E. Gerber on November 20, 1986.

As you suggested during our conversation, I believe the enclosed documents indicate that the pertinent CRG waivers had been obtained prior to the February 2, 1988 Zoning Advisory Committee meeting. I would appreciate it if you would review the enclosed information and any related files to determine if the comments submitted to the Zoning Commissioner should be withdrawn.

Upon the conclusion of the Tuesday, February 2, 1988 zoning hearing, Zoning Commissioner Haines indicated that he was inclined to grant the requested special exception and the Commissioner requested that I draft a proposed Order, including any conditions or restrictions. It will be necessary to resolve the CRG waiver question prior to issuance of a final Order by the Zoning Commissioner.

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WEINBERG AND GREEN

Mr. P. David Fields February 3, 1988 Page 2

Thank you again for your responsiveness and assistance in this matter. I look forward to hearing from you in the near future.

Very truly yours,

Steven C. Hilsee

Steven C. Hilsee

265/csg

Enclosures

cc: Gordon K. Harden, Sr.

d. Robert Haines, Zoning Commissioner of Baltimore County,
Case No. 88-288-X
Robert W. Cannon, Esquire

BALTIMORE COUNTY, MARYLAN

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO Zoning Commissioner Date January 14, 1987.

P. David Fields
FROM Director of Planning and Zoning

SUBJECT Zoning Petition No. 88-288-X

This office is not opposed to the granting of the subject request; however, the petitioner must comply with the Division of Current Planning and Development's comments.

P. David Fields per JEfforwell
P. David Fields

PDF: JCH: dme

Attachment

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel File



ZONING OFFICE

CPS-008

Baltimore County Office of Planning & Zoning Towson, Maryland 21204 494-3211

Norman E. Gerber

Robert J. Haines, Esquire Zoning Commissioner County Office Building Towson, Maryland 21204



Re: Zoning Advisory Meeting of Febr 2, 1988

Item # 132

Property Owner: Dandon Handen Ar.

Location: Reinfordam Rd and All Thomas Lane

Dear Mr. Haines:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

()There are no site planning factors requiring comment.
 ()A County Review Group Meeting is required.
 ()A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
 ()This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
 ()A record plat will be required and must be recorded prior

to issuance of a building permit.

The access is not satisfactory.

The circulation on this site is not satisfactory.

This property contains soils which are defined as

)This property contains solis which all is prohibited, wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is

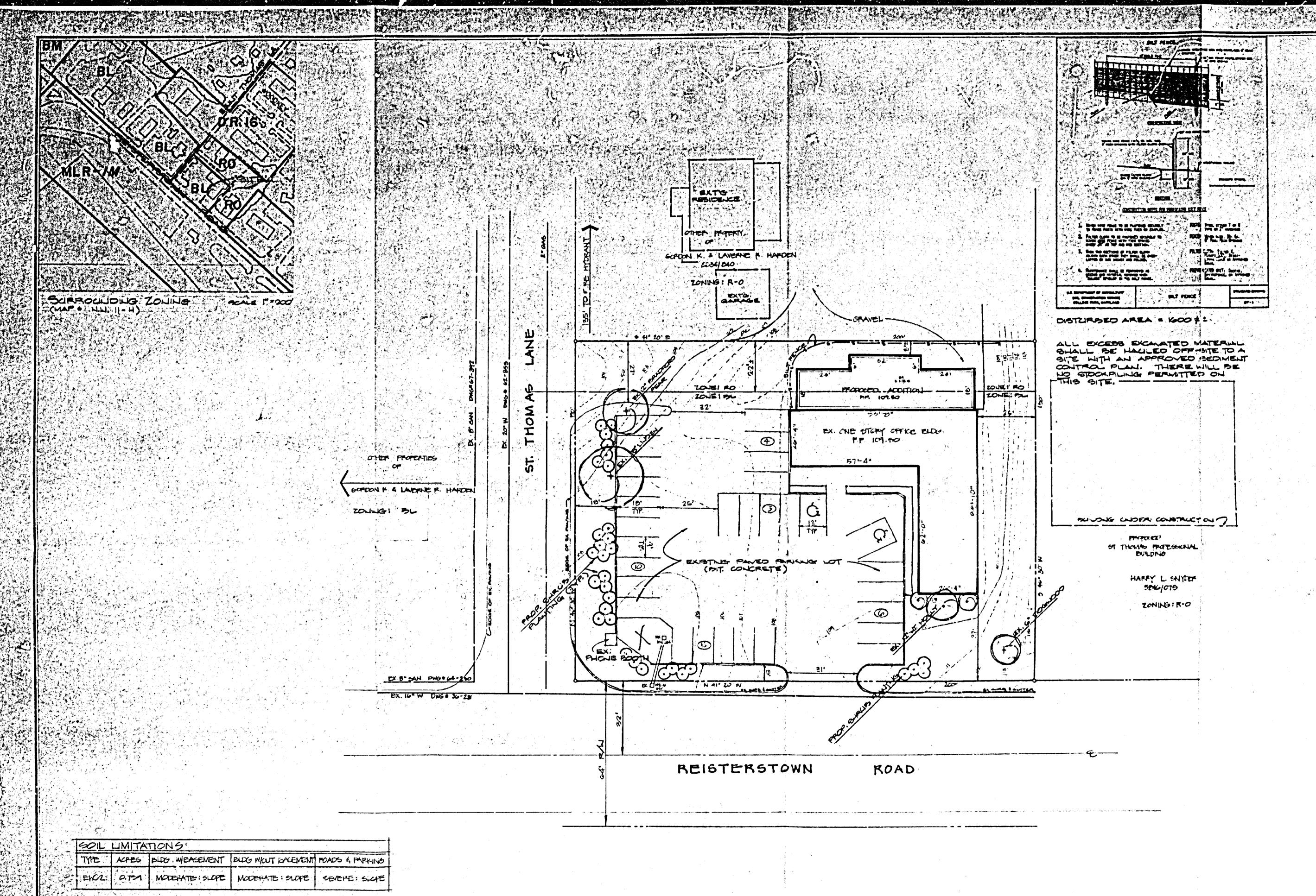
prohibited under the provisions of Section 22-78 of the Development Regulations.

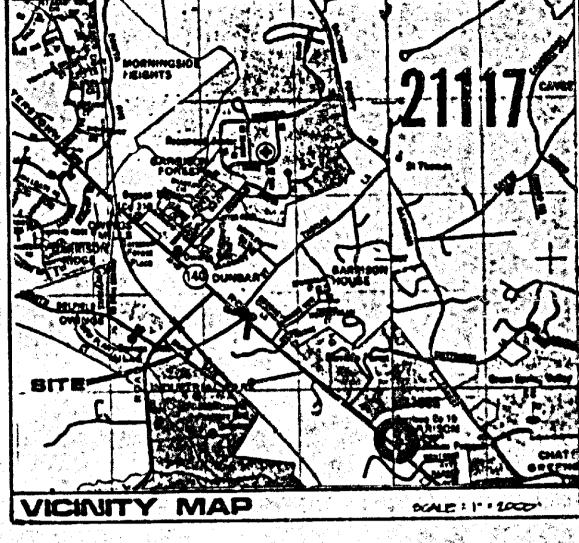
Development Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

()The amended Development Plan was approved by the Planning Board on

OVER





NOTES

1. SITE APEA: 0.759 ACT NET 0.448 ACT GROSS 2. EXISTING ZONING : BL . 0.8474. . RO . 0.101 Ac.

3. GROSS SITE APEA

41,244 54 5,477 SP (NCL. ADDITION) 13 (1/2000P)

4. PROPLED PLACE AFEA 5 PAPHING REQUIRED

50 (INCLUDES 2 HANDKAY) 6. PAPYING PROVIDED 3,470 FOTAL 112,8854 7. PLACE AFE'A ALLOWED

B. HLOG- MEA RATIO PROPOSED

4. MAXIMUM AVERAGE DAILY THIS

ASSUME CENTRAL OFFICE 12.3/1005F * 60 DI SITE DATA : CONCILMANIC DISTRICT 3

CENTILE THACT A051.01 67 WATTERSHED SUBSEWERAHED

II. EXATING BUILDING, BRODY, BENTRELY WITHIN THE BL ZONE

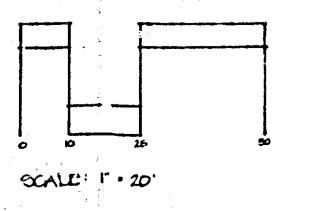
THE PROPOSED ADDITION OF 1596 # 15 DIVIDED AS FOLLOWS !

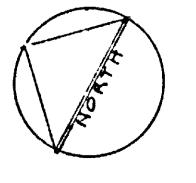
SOUNT THE BL ZONE 1050 A : IS WITHIN THE RO ZONE

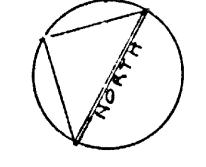
12. THE PROPOSED ADDITION IS FOR OFFICE WEEK



OWNER / APPLICANT GORDAN M. HAPDEN
P.O. BOX 345
CWINGS MILL, MD 11117
PHONE 561-5277
DIED PETERENCE 3465/036
TAX ACCOUNT * 0308006690







OCTOBER 23, 986

ENLIMINE COUNTY, MARYLAND, SLEETEON DETRICT 3